

West Hampstead Office

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**ROSSLYN HILL, HAMPSTEAD, NW3**
£1,500 per week**Preliminary Details**

We are proud to offer as Main Agents an immaculate three bedroom, two bathroom apartment set on the first floor of this former Georgian hotel. The apartment is approx 1,881 square foot in size and has been interior designed to the highest specification boasting air conditioning in the 40ft reception room with adjoining a large eat in Kitchen/ Diner, master bedroom with en suite, real wood flooring and wardrobes, marble tiling in the kitchen and bathroom and is fully wired for bespoke audio visual systems. Located on the corner plot between Rosslyn Hill and Pond Street close to Belsize Park tube and Hampstead High Street. 1 Allocated parking space

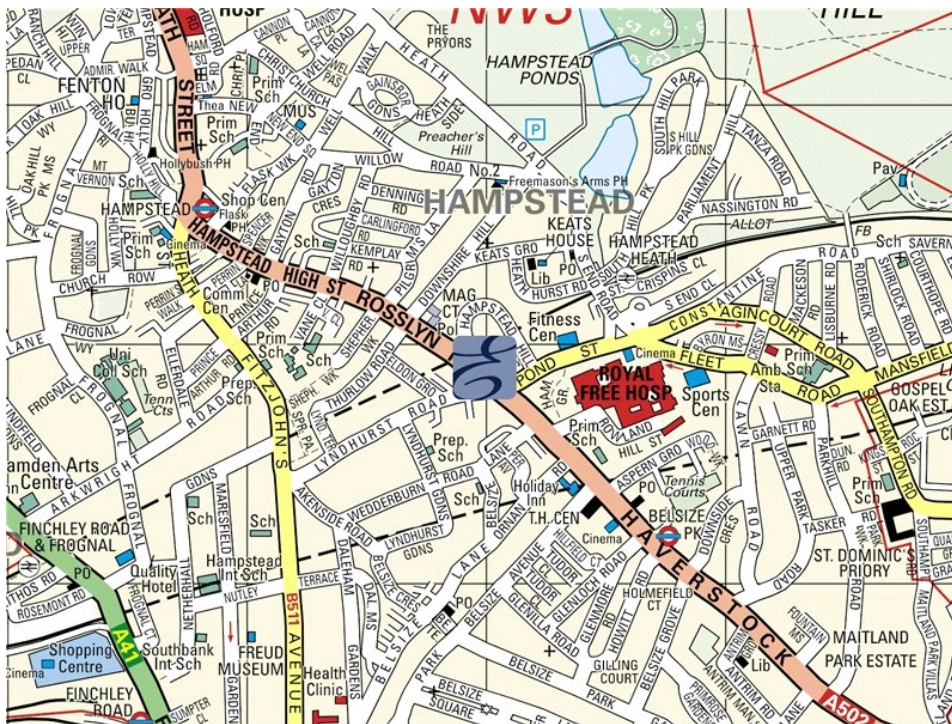
**3 Bedrooms • 2 Bathrooms**




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Area Overview

The concept of London being made up of a series of villages is illustrated no better than in the delightful north London suburb of Hampstead. Georgian in character and adorned with 800 acres of rolling heathland, Hampstead has always been a centre for literary activity and the intelligentsia. Hundreds of small shops, very good restaurants and lively pubs add yet more allure. Despite its beauty, Hampstead remains relatively untouched by the tourist hoards and has enduring appeal.





Rosslyn Hill, Hampstead  Hampstead Heath (0.2M),  Belsize Park (0.3M),  Hampstead (0.4M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Camden	£ 888	£ 1,035	£ 1,183	£ 1,331	£ 1,627	£ 1,923	£ 2,219	£ 2,663
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	46	48	(39-54) E	41	41
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR ROSSLYN HILL, HAMPSTEAD, NW3



The Wells Tavern

The Wells, whilst being a delightful pub in its own right has made a name for itself with its award winning cooking, being featured in both the Good Food Guide and the newly launched Egon Ronay Guide.

🚶 600m (10 mins) from Rosslyn Hill



Everyman Cinema

An independent cinema showing a full range of Hollywood blockbusters as well as more contemporary artistic features.

🚶 700m (12 mins) from Rosslyn Hill



Holly Bush

The Holly Bush stands out from the crowd as being one of the few pubs that has managed to resist gentrification but still pulls in the crowds in droves. The restaurant upstairs also does a roaring trade.

🚶 800m (13 mins) from Rosslyn Hill



O2 centre

The O2 Centre located on Finchley Road offers the convenience of everything under one roof - a wide range of restaurants, 8 screen cinema, flagship health club and a carefully chosen selection of retail outlets.

🚶 1000m (17 mins) from Rosslyn Hill



Hampstead Heath

The heath is rich in history and heritage, flora and fauna and is composed of nearly 800 acres of magical glades and woodland, heathland and meadows. With its ponds and valleys and hedgerows and ancient trees, the area is also a rich habitat for kingfishers, reed warblers and all three species of British woodpeckers, which breed here, as well as a host of other creatures.

🚶 1500m (25 mins) from Rosslyn Hill



The Wet Fish Cafe

Once a classic "wet fish shop" in the 1900s, The Wet Fish Cafe is now in its 7th year and is one of the most popular eateries on West End Lane. It is renowned for its 'modern comfort food', extensive wine list and fresh ingredients.

🚶 1500m (25 mins) from Rosslyn Hill